

West Riverfront

The West Riverfront is generally bounded by the Fisher Freeway (I-75) to the north, the Detroit River to the south, West Grand Boulevard to the east and the Rouge River to the west. Heavy industry, rail and port facilities dominate the area. Industry land uses isolates West Riverfront's few residential neighborhoods from the rest of Cluster 5.

While the Springwells and Vernor-Junction areas to the north saw population gains in the last decade, West Riverfront lost more than a quarter of its dwelling units and population. It also suffers from among the highest proportions of low-income households and low-value dwelling units in the City.

❑ Neighborhoods and Housing

Issues: Environmental issues hamper West Riverfront's efforts to retain its residential community. Vacant lots and a declining housing stock characterize the residential areas.

GOAL 1: Rebuild neighborhoods

Policy 1.1: In the area immediately north of West Jefferson, remediate environmentally contaminated areas to accommodate residential development.

GOAL 2: Increase residential density

Policy 2.1: Develop medium density housing near West Jefferson to strengthened the adjacent commercial corridors.

❑ Retail and Local Services

Issues: Most of West Jefferson is lined with vacant or underutilized commercial and industrial sites. Commercial development along West Jefferson is sparse. Fort Street has many aging and underutilized commercial and industrial sites.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: In conjunction with the retail node at Fort and Dearborn, develop intense commercial uses along Fort.

Policy 3.2: Take advantage of high traffic volumes to develop intensive commercial uses along Fort Street, catering to truck traffic near the Customs facility.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: In coordination with residential development, develop neighborhood commercial nodes along Jefferson with a compatible mix of locally serving, small-scale businesses and medium density residential.

Policy 4.2: Develop the intersection of Jefferson and West End as a focal point for neighborhood commercial development.

GOAL 5: Develop a retail center

Policy 5.1: Develop a large-scale retail node at Fort and Dearborn.

□ **Industrial Centers**

Issues: This area includes many under-utilized industrial sites. Small scaled industrial sites are scattered throughout, often conflicting with residential areas. The Port of Detroit is located in the southeast, along the Detroit River.

GOAL 6: Increase the viability of industrial areas.

Policy 6.1: In the eastern end of the area, expand industrial areas into marginal residential pockets.

Policy 6.2: Continue development of and increase the efficiency of the Port of Detroit.

Policy 6.3: Along commercial thoroughfares, promote the development of import/export trade brokering firms and other commercial enterprises.

Policy 6.4: Encourage relocation of industries in conflict with residential areas to sites south of Fort.

GOAL 5: Reduce conflicts between industrial and residential areas

Policy 5.1: Establish and enforce designated truck routes to and from West Jefferson, Fort and I-75.

Policy 5.2: Buffer the negative impacts of industrial land uses upon residential areas north of West Jefferson.

❑ **Parks, Recreation and Open Space**

Issues: The Fisher Freeway and industrial uses isolate residential and commercial areas as well as Fort Wayne and access points to the Detroit River.

GOAL 6: Increase access to open space and recreational areas

Policy 6.1: Develop greenways connecting commercial, riverfront and Fort Wayne to surrounding areas.

Policy 6.2: Improve railroad crossings to facilitate vehicular and pedestrian access to the riverfront.

❑ **History, Legacies and Preservation**

Issue: Fort Wayne has the potential to become a tourist destination, but many of its facilities are in disrepair.

GOAL 7: Preserve and revitalize historic buildings and sites

Policy 7.1: Coordinate with regional agencies to develop Fort Wayne as a regional destination.

Policy 7.2: Encourage preservation of and reinvestment along West Jefferson to accommodate potential visitors to Fort Wayne.

❑ **Environment and Energy**

Issue: The west riverfront is site to some of the regions most intense industrial activity. Many of the facilities are major pollution sources impacting nearby commercial and residential areas and the Detroit River.

GOAL 8: Improve environmental quality

Policy 8.1: Attract industries that emphasize pollution minimizing technology and research.

Policy 8.2: Coordinate with the Army Corps of Engineers and other agencies to stabilize and restore the edges of the Detroit and Rouge Rivers.

Policy 8.3: Concentrate environmental cleanup and enforcement along the riverfront to maximize development potential and minimize pollution.

2000 Census - Demographic Profile



Neighborhood

West Riverfront

Total Population

4,164

1990 Population

5,588

1990 to 2000 Change

-1,424

Percent Change

-25.48%

Race

White Only

1,837

44.12%

Black or African American
Only

1,347

32.35%

American Indian and Alaska
Native Only

17

0.41%

Asian Only

4

0.10%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

802

19.26%

Two or More Races

157

3.77%

Hispanic Origin

Hispanic Origin (Any Race)

1,253

30.09%

1990 Hispanic Origin

684

1990 to 2000 Change

569

Percent Change

83.19%

Gender

Male

2,200

52.83%

Female

1,964

47.17%

Educational Attainment

Population 25 or older

2,370

56.92%

HS Graduate or Higher

1,024

43.21%

Assoc. Degree or Higher

119

5.02%

Age

Youth Population
(Under 18 Years Old)

1,291

31.00%

1990 Youth Population

1,682

1990 to 2000 Change

-391

Percent Change

-23.25%

0 to 4 Years Old

379

9.10%

5 to 10 Years Old

533

12.80%

11 to 13 Years Old

167

4.01%

14 to 17 Years Old

212

5.09%

18 to 24 Years Old

503

12.08%

25 to 44 Years Old

1,144

27.47%

45 to 64 Years Old

799

19.19%

65 Years Old and Older

427

10.25%

Households

Households

1,420

Average Household Size

2.87

Population in Group Quarters

83

1.99%

Population in Households

4,081

Family Households

922

64.93%

Married Couple Family

361

39.15%

Female Householder Family

471

51.08%

One Person Households

407

28.66%

Housing Units

Housing Units

1,680

1990 Housing Units

2,452

1990 to 2000 Change

-772

Percent Change

-31.48%

Vacant Housing Units

280

16.67%

Occupied Housing Units

1,400

83.33%

Owner Occupied

671

47.93%

Renter Occupied

729

52.07%

Housing Value

Owner Occupied Units

559

Less Than \$15,000

190

33.99%

\$15,000 to \$29,999

164

29.34%

\$30,000 to \$49,999

103

18.43%

\$50,000 to \$69,999

78

13.95%

\$70,000 to \$99,999

15

2.68%

\$100,000 to \$199,999

9

1.61%

\$200,000 or More

0

0.00%

Household Income

Less Than \$10,000

457

32.18%

\$10,000 to \$14,999

167

11.76%

\$15,000 to \$24,999

219

15.42%

\$25,000 to \$34,999

187

13.17%

\$35,000 to \$49,999

168

11.83%

\$50,000 to \$74,999

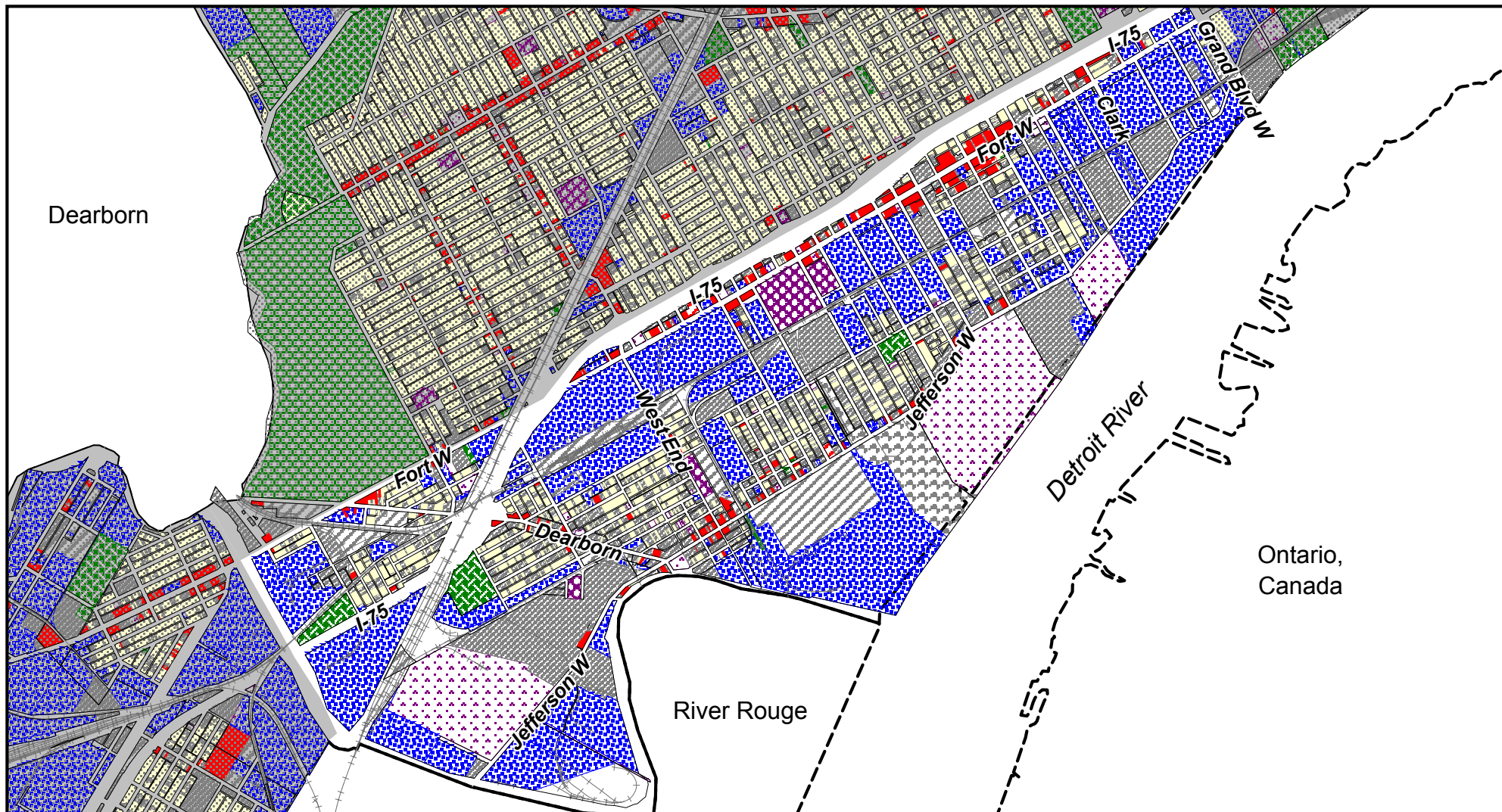
120

8.45%

\$75,000 or More

102

7.18%



Map 5-7A

City of Detroit
Master Plan of
Policies

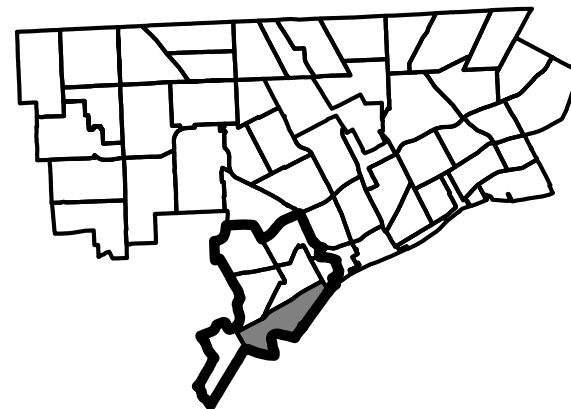
Neighborhood Cluster 5 West Riverfront

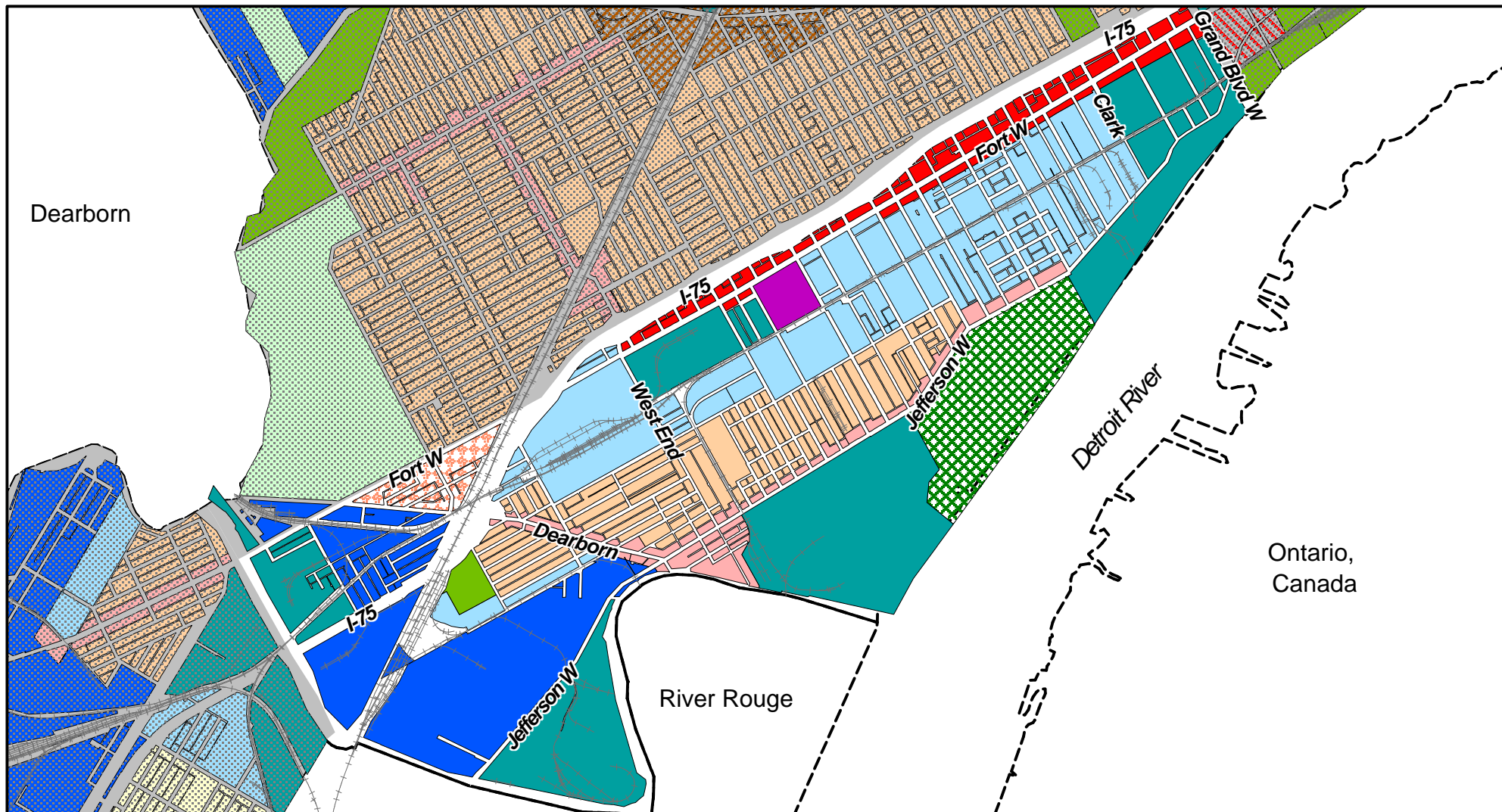


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools Data/Image database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 5-7B

City of Detroit
Master Plan of
Policies

**Neighborhood Cluster 5
West Riverfront**



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

